



Interoffice Memorandum

December 5, 2019

TO: Mayor Jerry L. Demings
and Board of County Commissioners

FROM: Joseph C. Kunkel, P.E., Director, Public Works Department

CONTACT PERSON: Humberto L. Castellero, P.E., PTOE, Interim Manager
Traffic Engineering Division

PHONE NUMBER: (407) 836-7891

SUBJ: **Installation of Traffic Control Devices in Hamilton Gardens Phase 2A
and 2B**

Our staff recommends that the following traffic control devices be installed in Hamilton Gardens Phase 2A and 2B:

Install "STOP" signs on:

Aralia Ivey Lane at Silversaw Palm Drive
Glory Bower Drive at Aralia Ivey Lane
Aralia Ivey Lane at Mckinney Road
Tea Tree Drive at Surprise Lily Drive
Glory Bower Drive at Surprise Lily Drive (North Leg)
Surprise Lily Drive (WB) at Glory Bower Drive
Surprise Lily Drive (EB) at Glory Bower Drive

Action Requested: Approval of Traffic Control Devices installation in Hamilton Gardens Phase 2A and 2B. District 1.

JCK/HLC/nad

Attachments

HAMILTON GARDENS PHASE 2A AND 2B

A REPLAT OF TRACTS A AND B OF HAMILTON GARDENS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 98 PAGES 79 THROUGH 84 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE, FLORIDA
DISTRICT # 1

STOP/STREET			INITIALS
<u>(1)</u>	(Ft _____ S)	on Aralia Ivey Lane at Silversaw Palm Drive	00 _____ 00 _____
<u>(2)</u>	(Ft _____ N)	on Glory Bower Drive at Aralia Ivey Lane	00 _____ 00 _____
<u>(3)</u>	(Ft _____ N)	on Aralia Ivey Lane (9 INCH) at Mckinney Road (9 INCH)	00 _____ 00 _____
<u>(4)</u>	(Ft _____ N)	on Tea Tree Drive at Surprise Lily Drive	00 _____ 00 _____
<u>(5)</u>	(Ft _____ S)	on Glory Bower Drive at Surprise Lily Drive (North Leg)	00 _____ 00 _____
<u>(6)</u>	(Ft _____ E)	on Surprise Lily Drive (WB) at Glory Bower Drive	00 _____ 00 _____
<u>(7)</u>	(Ft _____ W)	on Surprise Lily Drive (EB) at Glory Bower Drive	00 _____ 00 _____
<u>SPEED LIMIT 25 MPH</u>			
<u>(8)</u>	(Ft _____ N)	on Aralia Ivey Lane at Mckinney Road	_____ _____
<u>END OF ROAD TREATMENT</u>			
<u>(9)</u>	(Ft _____ W)	on Silversaw Palm Drive at Flame Vine Alley	_____ _____
<u>(10)</u>	(Ft _____ W)	on Tea Tree Drive at Surprise Lily Drive	_____ _____
<u>(11)</u>	(Ft _____ W)	on Surprise Lily Drive (North Leg) at Glory Bower Drive	_____ _____
<u>(12)</u>	(Ft _____ W)	on Surprise Lily Drive (South Leg) at Glory Bower Drive	_____ _____

STOP/ALLEYS

- | | | | |
|-------------|---------------------|---|----------------|
| (1A) | (Ft _____ S) | on Angelonia Alley
at Silversaw Palm Drive | _____
_____ |
| (2A) | (Ft _____ S) | on Angelonia Alley
at Glory Bower Drive | _____
_____ |
| (3A) | (Ft _____ S) | on Bouer Vine Alley (West Leg)
at Glory Bower Drive | _____
_____ |
| (4A) | (Ft _____ S) | on Bouer Vine Alley (East Leg)
at Glory Bower Drive | _____
_____ |
| (5A) | (Ft _____ N) | on Flame Vine Alley
at Mckinney Road | _____
_____ |
| (6A) | (Ft _____ S) | on Shasta Daisy Alley (North Leg)
at Surprise Lily Drive | _____
_____ |
| (7A) | (Ft _____ N) | on Shasta Daisy Alley (South Leg)
at Surprise Lily Drive | _____
_____ |
| (8A) | (Ft _____ S) | on Flame Vine Alley
at Silversaw Palm Drive | _____
_____ |

12/5/2019

HAMILTON GARDENS PHASE 2A AND 2B

SHEET 1 OF 6

A REPLAT OF TRACTS A AND B OF HAMILTON GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98 PAGES 79 THROUGH 84 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PLAT BOOK: PAGE:

HAMILTON GARDENS PHASE 2A and 2B

DEDICATION

KNOW ALL BY THESE PRESENTS, That Independence Parkway Development LLC a Delaware limited liability company having its office in the State of Florida, the undersigned, in full and complete consideration of the sum of One Hundred Dollars (\$100.00) to the said Independence Parkway Development LLC, do hereby certify that the lands hereon described are being dedicated to the use and purposes therein expressed and dedicated to the Right-of-Way, Drainage Easements, unless otherwise noted, from Year One (1) to Year Five (5) of the term of the said Independence Parkway Development LLC, as shown on the plat hereon.

IN WITNESS WHEREOF, INDEPENDENCE PARKWAY DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY has caused these presents to be signed by the officer named below:

Date: _____ 2018

INDEPENDENCE PARKWAY DEVELOPMENT LLC, a Delaware limited liability company

By: _____
Signed: _____
Printed Name: Rudy Newell The Vice President

Signed in the presence of:

Witness 1: _____

Printed Name: _____

Witness 2: _____

Printed Name: _____

STATE OF _____ COUNTY OF _____

THIS IS TO CERTIFY, That on _____ 2018 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid personally appeared Rudy Newell, as Vice President of Independence Parkway Development LLC, a Delaware Limited Liability Company and acknowledged the foregoing dedication and the easements thereon to be hereon set out and used for the uses and purposes therein expressed to be personally known to me or has produced the following identification:

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____
Commission Number: _____

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: _____
County Engineer Date: _____

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This Plat has been reviewed for conformity with Chapter 177, Florida Statutes.

County Surveyor Date: _____

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: _____
Zoning Director Date: _____

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ 2018, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Orange County

ATTEST

Clerk of Board

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ 2018 as Document No. _____

County Comptroller in and for Orange County, Florida

BY: _____

LEGAL DESCRIPTION:

TRACT A, HAMILTON GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98 PAGES 79 THROUGH 84 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT A, THENCE NORTH 89°53'27" EAST, ALONG THE NORTH LINE OF SAID TRACT A 480.60 FEET, THENCE SOUTH 00°06'33" EAST, 115.00 FEET, THENCE SOUTH 89°53'27" WEST, 72.50 FEET, THENCE SOUTH 00°06'33" EAST, 52.00 FEET, THENCE NORTH 89°53'27" EAST, 39.60 FEET, THENCE SOUTH-EASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET, A DELTA OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET, THENCE TANGENT TO SAID CURVE, SOUTH 03°06'33" EAST, 286.00 FEET, THENCE SOUTH-WESTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET, A DELTA OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET, THENCE SOUTH 07°17'27" EAST, 52.00 FEET, THENCE NORTH 89°53'27" EAST, 31.51 FEET, THENCE SOUTH 89°06'18" EAST, 93.00 FEET, THENCE SOUTH 04°45'37" WEST, 63.73 FEET, THE LAST ELEVEN COURSES DESCRIBED BEING COINCIDENT WITH THE EAST BOUNDARY OF SAID TRACT A, THENCE SOUTH 89°44'33" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACT A, 474.21 FEET, THENCE NORTH 00°07'54" WEST, ALONG THE WEST BOUNDARY OF SAID TRACT A, 687.73 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING IN ORANGE COUNTY, FLORIDA CONTAINING 7.30 ACRES.

TOGETHER WITH:

TRACT B, HAMILTON GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 79 THROUGH 84 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

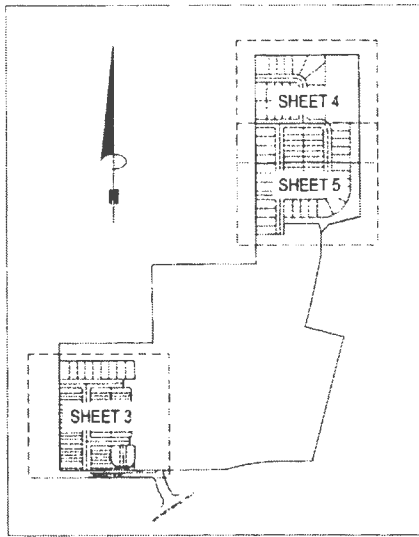
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B, THENCE SOUTH 00°07'47" EAST, ALONG THE EAST BOUNDARY OF SAID TRACT B, 1024.18 FEET, THENCE SOUTH 75°46'56" WEST, 206.63 FEET, THENCE SOUTH 47°06'27" WEST, 72.09 FEET, THENCE NORTH 14°52'36" WEST, 63.31 FEET, THENCE SOUTH 89°56'34" WEST, 221.89 FEET, THENCE SOUTH 00°03'26" EAST, 71.00 FEET, THENCE SOUTH 89°56'34" WEST, 179.00 FEET (THE LAST SIX COURSES DESCRIBED BEING COINCIDENT WITH THE SOUTH BOUNDARY OF SAID TRACT B, THENCE NORTH 00°03'26" WEST, ALONG THE WEST BOUNDARY OF SAID TRACT B, 1138.44 FEET, THENCE NORTH 89°52'55" EAST, 663.12 FEET, ALONG THE NORTH BOUNDARY OF SAID TRACT B, TO THE POINT OF BEGINNING, SAID LANDS LYING IN ORANGE COUNTY, FLORIDA, CONTAINING 16.53 ACRES.

TOTAL ACREAGE: 23.83 ACRES.

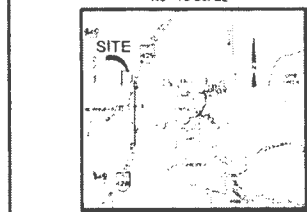
SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 20 23 27 AS BEARING NORTH 0°12'18" EAST. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83) AND WERE DERIVED FROM ORANGE COUNTY BENCHMARK VECTABLE HAVING AN ELEVATION OF 156.458 FEET.
- IN A COMPLIANCE WITH CHAPTER 177.095, RULES OF PROFESSIONAL LAND SURVEYORS, RULES AND RULES, ALL RELATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS AND OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE MATERIAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- PRIVATE ACCESS AND DRAINAGE EASEMENTS (P.A.D.E.) PER THE DECLARATION OF CONSTRAINTS, CONDITIONS AND RESTRICTIONS FOR HAMILTON GARDENS, RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ARE HEREBY ADOPTED AND OR SUPPLEMENTS THERETO. "THE DECLARATION" ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES, TO THE HAMILTON GARDENS HOMEOWNERS ASSOCIATION, INC. ("ASSOCIATION") FOR THE PURPOSES OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE DECLARATION. (B) THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SAID PRIVATE ALLEY EASEMENTS, AND (C) ORANGE COUNTY AND ITS EMPLOYEES AND AGENTS AS SET FORTH FOR THE PURPOSES OF PERFORMING MUNICIPAL AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREOF, AS WELL AS SUCH OWNERS GUESTS AND VISITORS, INCLUDING BUT NOT LIMITED TO POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.
- PARCELS 2A AND 2B SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION AS COMMON AREAS AS SET FORTH IN THE DECLARATION.
- TRACTS 2A, 2B AND 2C (OPEN SPACES) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION AS COMMON AREAS AS SET FORTH IN THE DECLARATION.
- THE PROPERTY WAS PREVIOUSLY A citrus grove. NEITHER PORTABLE WELLS, NOR IRRIGATION WELLS, USING ORAL OR SUBSURFACE WATER ARE ALLOWED ON THE PROPERTY.
- HOMEOWNERS SHALL OWN AND MAINTAIN THE RETROGRADE WATER AND RECLAIMED WATER SERVICES WHICH EXTEND TO THEIR HOMES FROM PUBLIC WATER MAINS LOCATED ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY AND MAINTAIN THEIR INDIVIDUAL WASTEWATER SERVICES WHICH EXTEND TO THEIR HOMES FROM A PUBLIC CLEANOUT LOCATED ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY.
- THE WALL EASEMENT LOCATED WITHIN TRACTS 2A, 2B, 2C, 2D, 2E THROUGH 2J, INCLUSIVE, AND THE POWER LINE LOT 28A ARE DEDICATED TO THE ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION.

KEY MAP NOT TO SCALE



VICINITY MAP NOT TO SCALE



THE PROPERTY HEREON REPRESENTS THE LANDS INCLUDED IN THE NEW INDEPENDENCE PRELIMINARY SUBDIVISION PLAN (CASE NO. 2018-12128) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON MAY 10, 2018.

NOTICE: THIS PLAT AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DECLARATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR CRITICAL POINT OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

I, THE UNDERSIGNED, being a licensed land surveyor, registered in the State of Florida, DO HEREBY CERTIFY THAT ON _____ 2018, I completed the survey of the lands as shown in the foregoing plat, this plat was prepared under my direct supervision and is a correct representation of the lands therein described and plotted on subdivision. This plat complies with all requirements of Chapter 177, Florida Statutes, that permanent corner points hereon will be placed as shown as required by Chapter 177, Florida Statutes, and that said land is located in Section 17, 23, Township 23 South, Range 27 East, Orange County, Florida.

Date: _____ Signed: _____
Registration Number: LS 5378 EDWARD J. HEDZ, PLS
OPTIMUM LAND SERVICES, L.L.C. #1127
1761 S. University Ave., Orlando, FL 32801

OPTIMUM LAND SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYORS
7715 SHAMBERG PALM AVE
ORLANDO, FL 32822
(407) 261-0646
PLAT BOOK REFERENCE NUMBER 98-12

SHEET INDEX

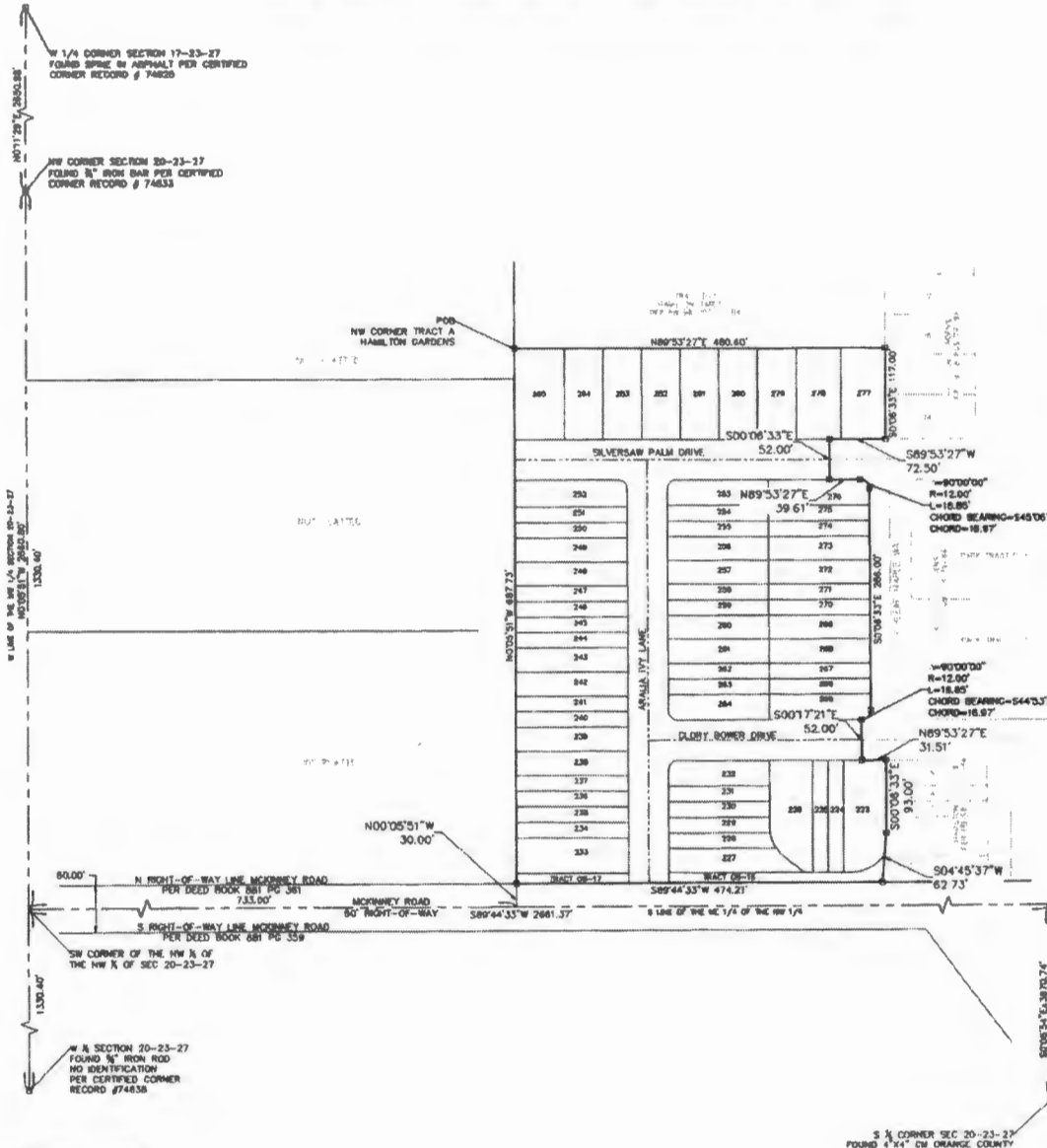
- SHEET 1 OF 6 LEGAL DESCRIPTION, SURVEYOR'S NOTES AND DEDICATION
- SHEET 2 OF 6 PHASE 2A BOUNDARY INFORMATION AND LEGEND
- SHEET 3 OF 6 PHASE 2B BOUNDARY INFORMATION
- SHEET 4 OF 6 GEOMETRY

HAMILTON GARDENS PHASE 2A AND 2B

SHEET 2 OF 6

PLAT BOOK: ___ PAGE ___

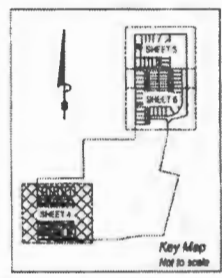
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NO CONCRETE INSTALLATIONS

SIGN LEGEND

- (A) STOP R1-1
- (B) D3-1
- (C) Alley Name D3-1
- (D) SPEED LIMIT 25 R2-1
- (E) OM4-1



OPTIMUM LAND SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
11 N SUMNER AVE
ORLANDO, FL 32801
321.226.6644
LICENSED SURVEY NUMBER 8117

S 1/4 CORNER SEC 20-23-27
FOUND 4"x4" CW ORANGE COUNTY
ENGR
PER CERTIFIED CORNER
RECORD # 74638

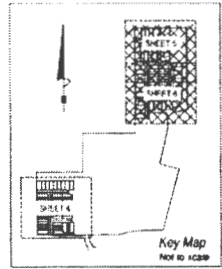
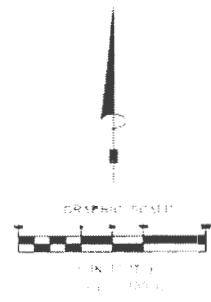
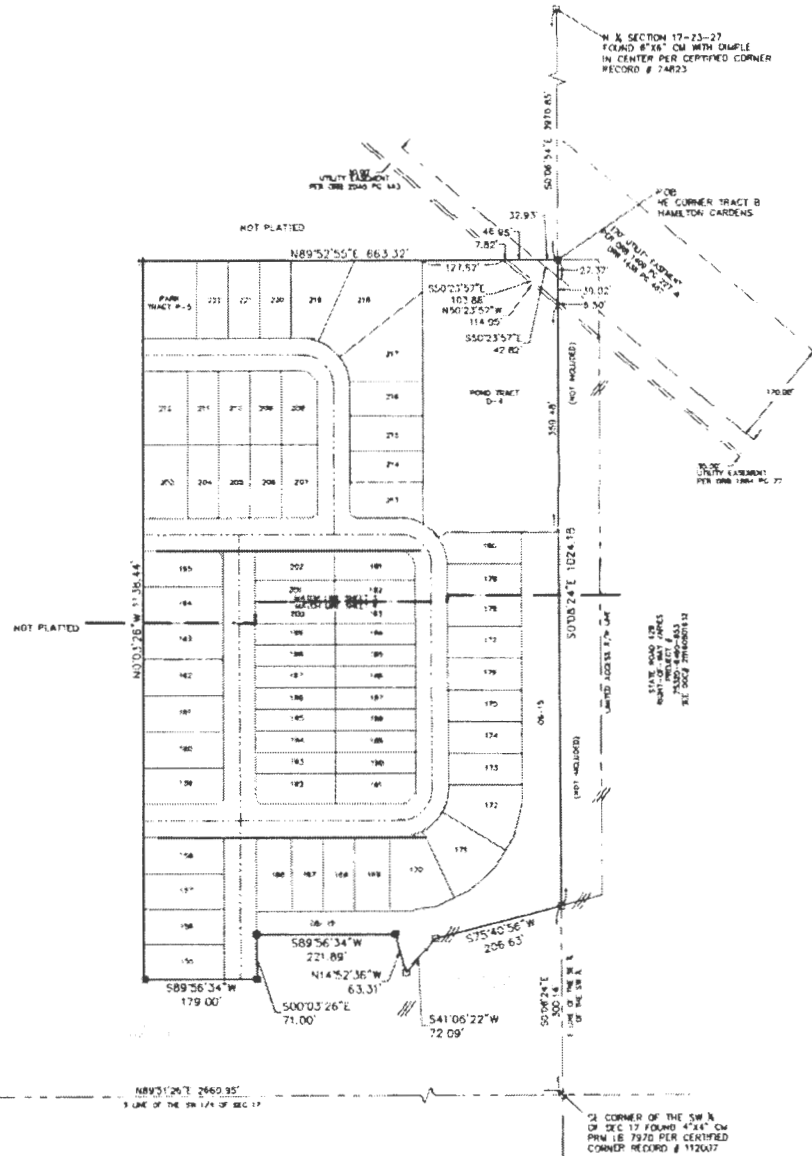
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HAMILTON GARDENS PHASE 2A AND 2B

SHEET 3 OF 6

PLAT BOOK _____ PAGE: _____

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OPTIMUM LAND SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 17 S. WINDERMERE BLVD
 ORANGE COUNTY, FL 32837
 (407) 885-8888

NOTICE: THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SURROUNDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

HAMILTON GARDENS PHASE 2A AND 2B

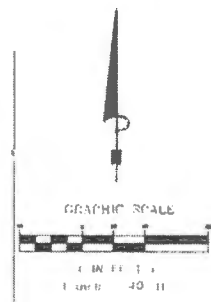
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SHEET 4 OF 6

PLAT BOOK ___ PAGE ___

**NO CONCRETE
INSTALLATIONS**

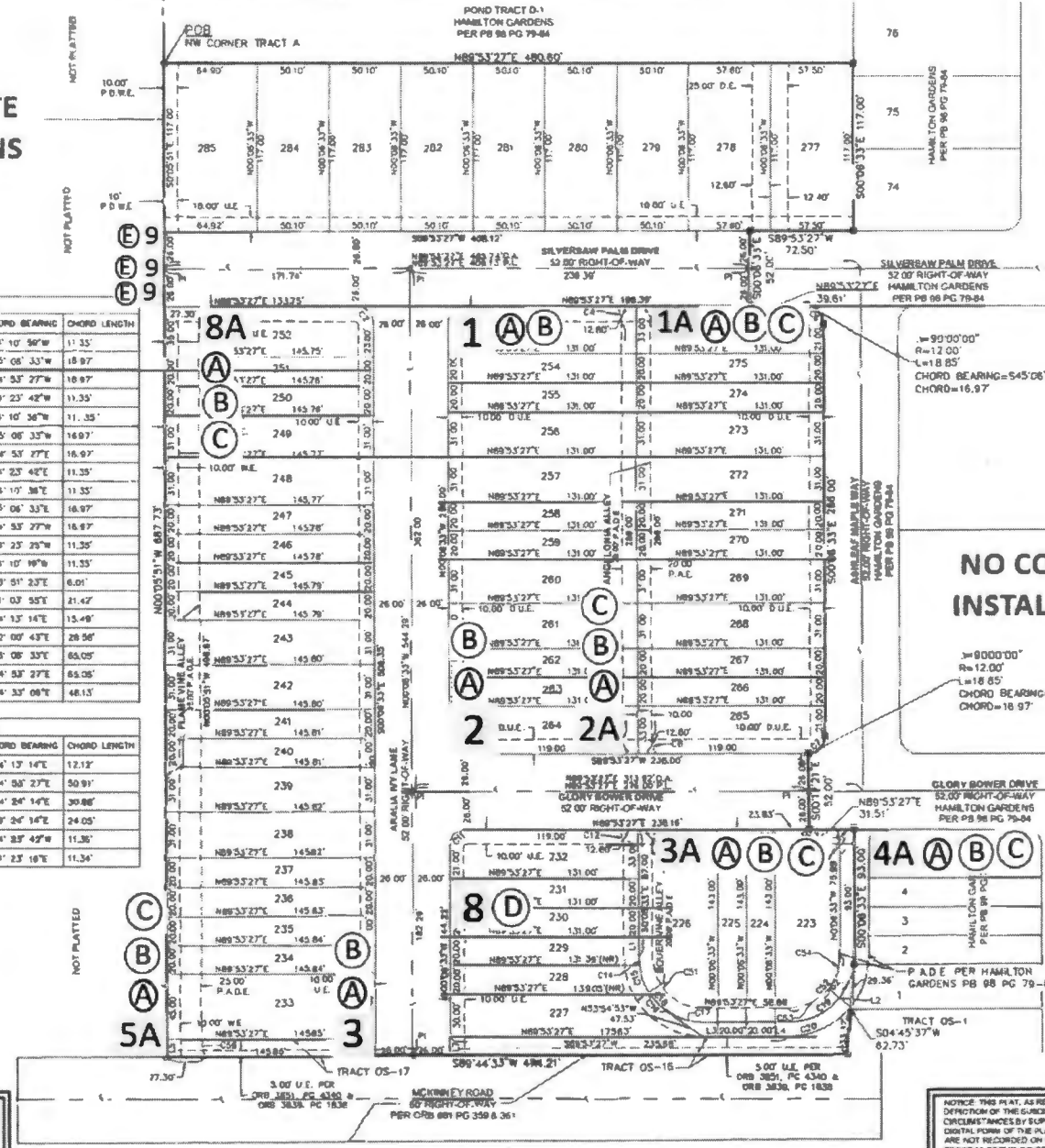
**NO CONCRETE
INSTALLATIONS**



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.57	17.26	38°31'18"	S14° 10' 56"W	11.33'
C2	18.85	12.00	90°00'00"	N45° 06' 33"W	18.87'
C3	18.85	12.00	90°00'00"	S44° 53' 27"W	18.87'
C4	11.47	23.00	28°34'18"	N14° 23' 42"E	11.33'
C5	11.47	23.00	28°34'18"	S14° 10' 36"W	11.33'
C6	18.85	12.00	90°00'00"	N45° 06' 33"W	18.87'
C7	18.85	12.00	90°00'00"	S44° 53' 27"W	18.87'
C8	11.47	23.00	28°34'18"	N14° 23' 42"E	11.33'
C9	11.47	23.00	28°34'18"	S14° 10' 36"W	11.33'
C10	18.85	12.00	90°00'00"	S45° 06' 33"E	18.87'
C11	18.85	12.00	90°00'00"	S44° 53' 27"W	18.87'
C12	11.47	23.00	28°34'18"	N14° 23' 42"E	11.33'
C13	11.47	23.00	28°34'18"	S14° 10' 36"W	11.33'
C14	6.02	46.00	7°29'41"	S03° 51' 23"E	6.01'
C15	21.81	48.00	26°52'22"	S81° 03' 55"E	21.42'
C16	15.57	46.00	19°23'17"	S44° 13' 14"E	15.49'
C17	29.08	46.00	38°11'40"	S72° 00' 43"E	28.56'
C18	72.78	46.00	90°00'00"	S45° 06' 33"E	65.05'
C19	72.26	46.00	90°00'00"	N44° 53' 27"E	65.05'
C20	48.74	56.00	50°5'41"	N64° 33' 08"E	48.13'

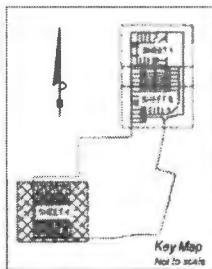
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	12.18	36.00	19°23'17"	S44° 13' 14"E	12.13'
C22	36.26	36.00	90°00'00"	N44° 53' 27"E	36.91'
C23	32.03	36.00	90°00'00"	S44° 53' 27"E	36.91'
C24	24.52	36.00	38°01'34"	N10° 24' 14"E	24.05'
C25	11.48	23.00	28°33'34"	N14° 33' 42"E	11.38'
C26	11.48	23.00	28°33'34"	S14° 23' 18"E	11.34'

LINE #	DIRECTION	LENGTH
L1	S00° 06' 33"E	14.80'
L2	N50° 47' 42"W	20.08'
L3	N88° 53' 27"E	10.70'
L4	N88° 53' 27"E	8.34'
L5	N00° 06' 33"W	12.73'
L6	N00° 06' 33"W	12.33'
L7	N00° 06' 33"W	13.22'



R=9000'00"
R=12'00"
L=18'85"
CHORD BEARING=S45°06'33"E
CHORD=16.97'

R=9000'00"
R=12'00"
L=18'85"
CHORD BEARING=S44°53'27"W
CHORD=16.97'



OPTIMUM LAND SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
12135 South Orange Ave.
Orlando, FL 32838
(407) 241-0666
GENEAL ESTATE PLANNING, LLC

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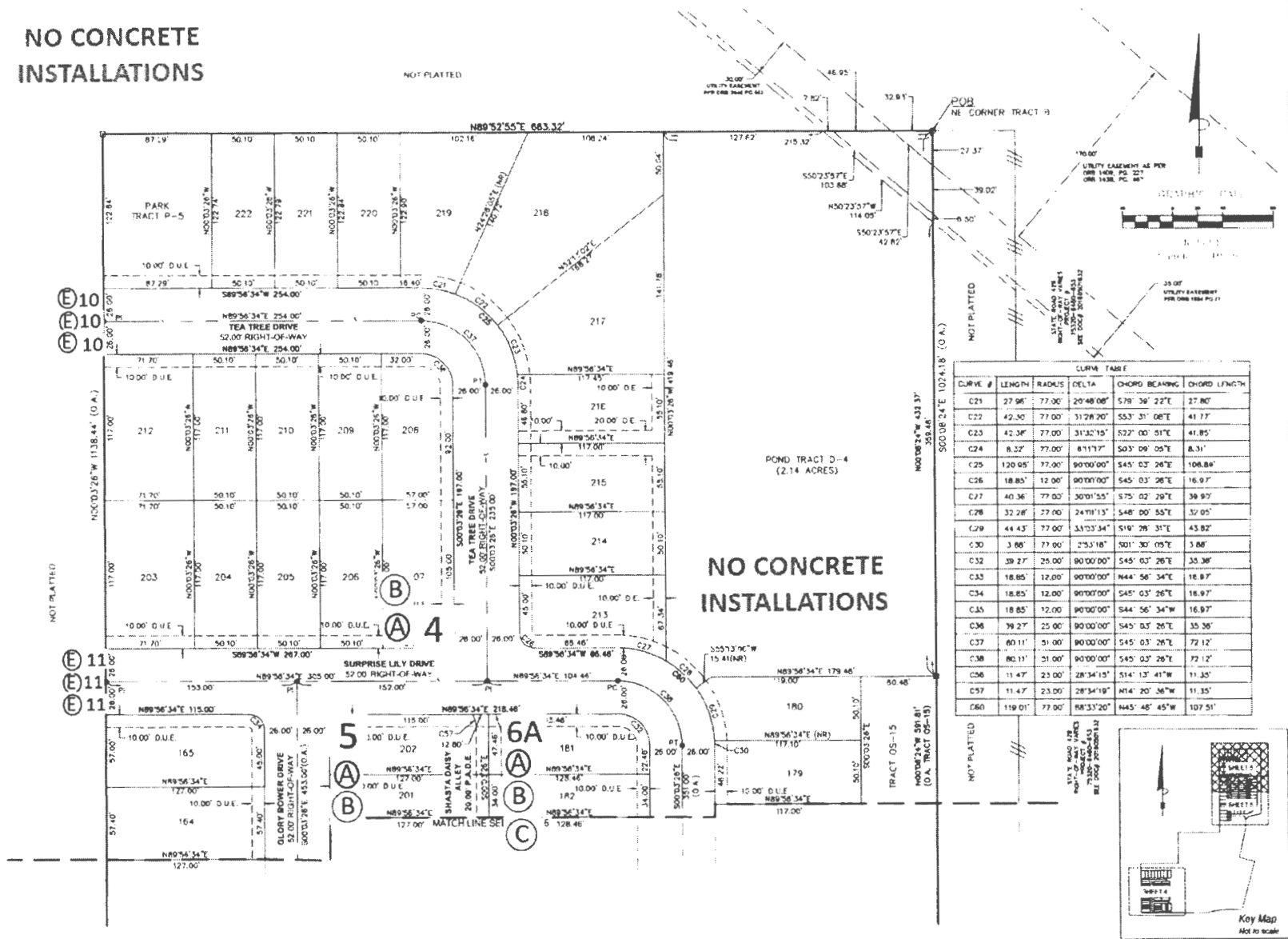
HAMILTON GARDENS PHASE 2A AND 2B

SHEET 5 OF 6

PLAT BOOK: ___ PAGE: ___

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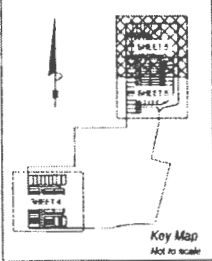
**NO CONCRETE
INSTALLATIONS**



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	27.06'	77.00'	20°48'08"	S79°36'22"E	27.80'
C22	42.30'	77.00'	31°28'20"	S53°31'08"E	41.77'
C23	42.36'	77.00'	31°32'15"	S72°00'51"E	41.85'
C24	8.27'	77.00'	8°11'7"	S03°09'05"E	8.31'
C25	120.05'	77.00'	90°00'00"	S45°03'26"E	106.88'
C26	18.85'	12.00'	90°00'00"	S45°03'26"E	16.97'
C27	40.36'	77.00'	30°01'55"	S75°02'29"E	39.97'
C28	32.28'	77.00'	24°11'15"	S48°00'55"E	32.05'
C29	44.43'	77.00'	33°03'34"	S19°26'31"E	43.82'
C30	3.66'	77.00'	2°33'16"	S01°30'03"E	3.66'
C32	39.27'	25.00'	90°00'00"	S45°03'26"E	35.36'
C33	18.85'	12.00'	90°00'00"	N44°56'34"E	16.97'
C34	18.85'	12.00'	90°00'00"	S45°03'26"E	16.97'
C35	18.85'	12.00'	90°00'00"	S44°56'34"W	16.97'
C36	39.27'	25.00'	90°00'00"	S45°03'26"E	35.36'
C37	60.11'	51.00'	90°00'00"	S45°03'26"E	72.12'
C38	80.11'	51.00'	90°00'00"	S45°03'26"E	72.12'
C36	11.47'	23.00'	28°34'15"	S14°13'41"W	11.35'
C57	11.47'	23.00'	28°34'19"	N14°20'36"W	11.35'
C60	119.01'	77.00'	88°33'20"	N45°46'45"W	107.51'

OPTIMUM LAND SERVICES LLC
PROFESSIONAL LAND SURVEYORS
17 S. SUMMITER BLVD
ORLANDO, FL 32809
(407) 485-8888
LICENSED BUSINESS NUMBER 813

NOTICE: THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



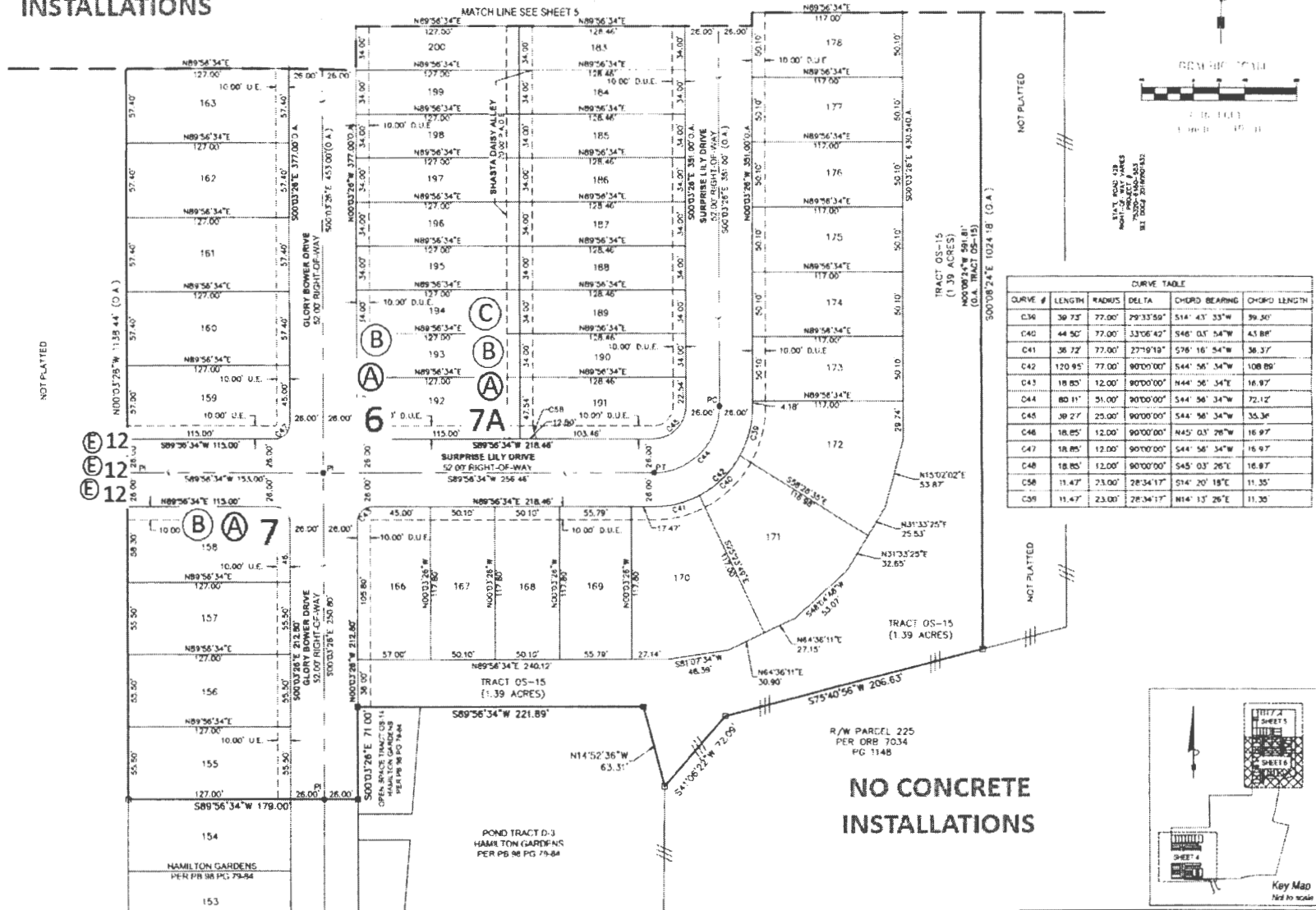
HAMILTON GARDENS PHASE 2A AND 2B

SHEET 6 OF 6

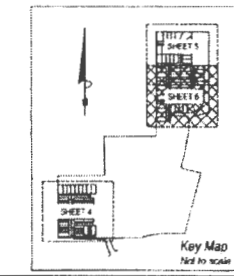
PLAT BOOK: _____ PAGE: _____

A REPLAT OF TRACTS A AND B OF HAMILTON GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98 PAGES 79 THROUGH 84 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

**NO CONCRETE
INSTALLATIONS**



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C36	39.73	77.00	79°33'59"	S14° 43' 33"W	39.30
C40	44.50	77.00	33°06'42"	S46° 03' 54"W	43.88
C41	36.72	77.00	27°19'18"	S78° 16' 54"W	36.37
C42	120.95	77.00	90°00'00"	S44° 56' 34"W	108.89
C43	18.85	12.00	90°00'00"	N44° 06' 34"E	16.97
C44	80.11	51.00	90°00'00"	S44° 56' 34"W	72.12
C45	39.27	25.00	90°00'00"	S44° 56' 34"W	35.34
C46	18.85	12.00	90°00'00"	N45° 03' 26"W	16.97
C47	18.85	12.00	90°00'00"	S44° 56' 34"W	16.97
C48	18.85	12.00	90°00'00"	S45° 03' 26"E	16.97
C58	11.47	23.00	28°34'17"	S14° 20' 18"E	11.35
C59	11.47	23.00	28°34'17"	N14° 13' 26"E	11.30



NOTICE: THIS PLAT AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THEREBY MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.